

THE CITY OF AMARILLO, TEXAS

INTERDEPARTMENTAL OFFICE COMMUNICATION

January 10, 2013

TO: Final Distribution

FROM: Planning Department

SUBJECT: P-12-64 South Georgia Place Unit No. 29, an addition to the City of Amarillo, being an unplatted tract of land in Section 183, Block 2, AB&M Survey, Randall County, Texas. (Vicinity: Farmers Ave & Explorer Trl)
DEVELOPER: Royce Barnett

The Planning and Zoning Commission approved the above-mentioned item on December 17, 2012. The plat was filed of record in the Official Public Records of Randall County in File Clerk 2012023758 on December 27, 2012. Please post your records accordingly.



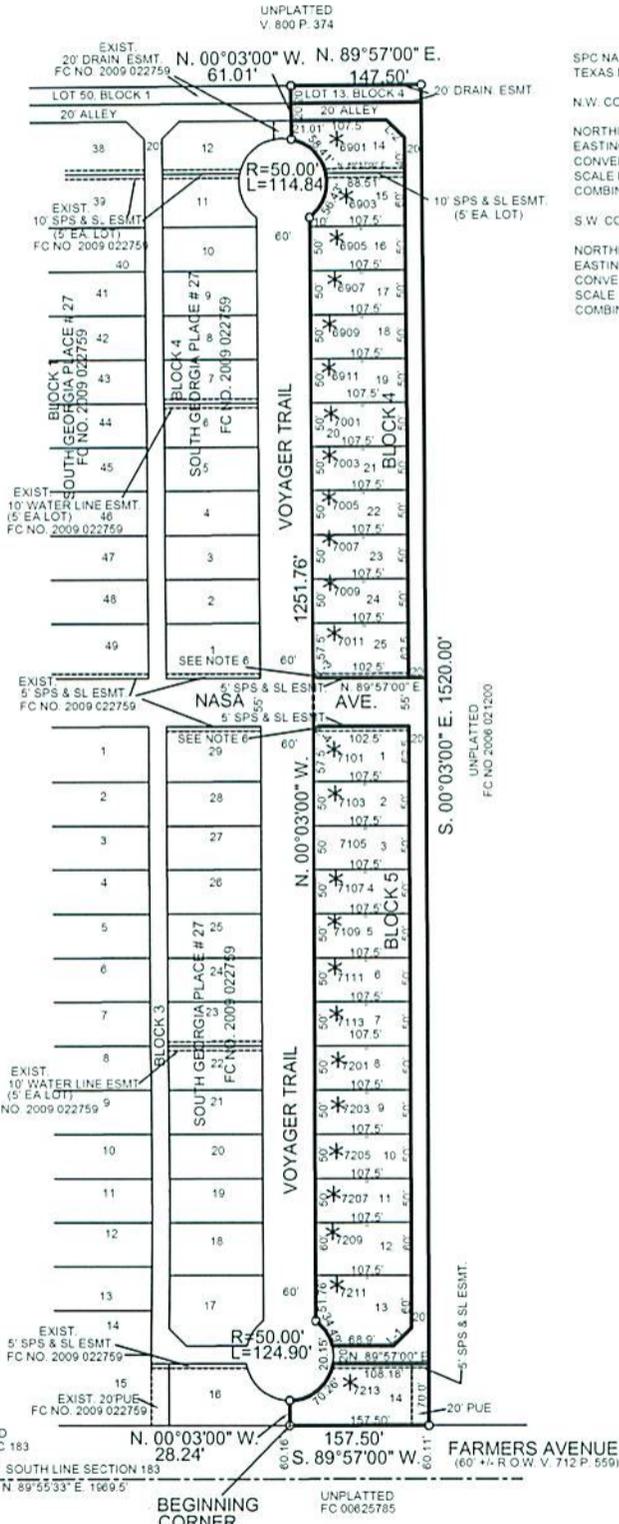
Kelley Shaw, Planning Director

BLK 2 AB+m

SEC 183

M-16

CENSUS TRACT 220.01
AP M-16



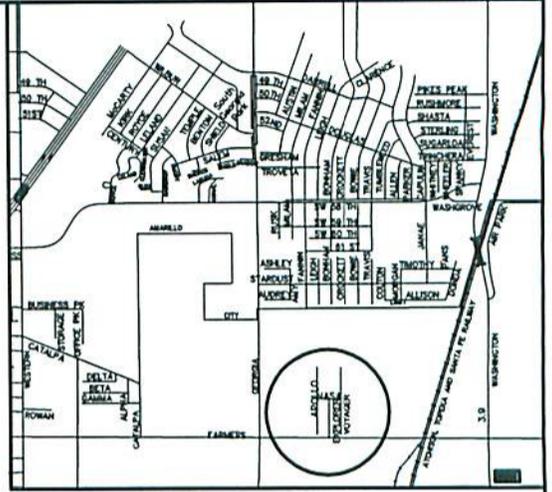
SPC NAD83
TEXAS NORTH

N.W. CORNER

NORTHING_y = 3694148.729
EASTING_x = 548703.202
CONVERGENCE = -0.122998497
SCALE FACTOR = 0.999922636
COMBINED FACTOR = 0.999757331

S.W. CORNER

NORTHING_y = 3694148.729
EASTING_x = 548688.898
CONVERGENCE = -0.122998497
SCALE FACTOR = 0.999922991
COMBINED FACTOR = 0.999757112



- LEGEND:
- 1) ○ 1/2 INCH REBAR (HH SET)
 - 2) ⊙ 1/2 INCH REBAR (FND)
 - 3) P.U.E. PUBLIC UTILITY EASEMENT
 - 4) SPS SOUTHWESTERN PUBLIC SERVICE
 - 5) ESMT. EASEMENT
 - 6) O.H. OVERHANG
 - 7) SL SUDDENLINK
 - 8) * ADDRESS SUBJECT TO CHANGE WITHOUT NOTICE

- NOTE:
1. THIS PLAT IS NOT WITHIN THE FEMA/FIA SPECIAL FLOOD HAZARD ZONE ACCORDING TO FIRM 48381C0090E, DATED JUNE 4, 2010.
 2. THIS PLAT IS NOT WITHIN THE AMARILLO E.T.J.
 3. THIS PLAT IS SUBJECT TO AVIATION HEIGHT HAZARD RESTRICTIONS. THEREFORE, AN AVIATION CLEAR ZONE EASEMENT WITH A MAXIMUM BUILDING HEIGHT ELEVATION OF 4600 MSL HAS BEEN FILED IN ACCORDANCE WITH THIS PLAT.
 4. LOTS ADJACENT TO FARMERS AVENUE SHALL NOT HAVE INGRESS FROM OR EGRESS TO FARMERS AVENUE.
 5. BASIS OF BEARING IS THE SOUTH LINE OF SECTION 183 AS DETERMINED FROM GPS OBSERVATION.
 6. 5' x 5' CORNER CLIPS FOR ADA RAMPS (L-3 AND L-4)

SQUARE FOOTAGE:
STREETS: 7,025 SQ. FT.
ALLEYS: 32,207 SQ. FT.
EASEMENTS: 4,350 SQ. FT.

LINE DATA

MARK	BEARING	LENGTH
L-1	N. 44°57'00" E.	28.28'
L-2	S. 45°03'00" E.	28.28'
L-3	N. 45°03'00" W.	7.07'
L-4	N. 44°57'00" E.	7.07'



FILED OF RECORD
12-27-12 **RANBALL**
DATE COUNTY
2012.023758
FILE CLERK NO.

SOUTH GEORGIA PLACE
UNIT NO. 29

AN ADDITION TO THE CITY OF AMARILLO, BEING AN UNPLATTED TRACT OF LAND, IN SECTION 183, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS (4.449 ACRES)

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
517 N. POLK STREET, AMARILLO, TEXAS 79107
(806) 358-4829 FAX (806) 358-4820
E-mail: hengsu@thomasandisrael.com

JOB NO. 12485

APP

P-12-64

BLK 2 AB+M

SEC 183

M-16

DESCRIPTION:

A 4.449 ACRE TRACT OF LAND SITUATED IN SECTION 183, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS, BEING A PORTION OF A 52.516 ACRE TRACT OF LAND RECORDED IN CLERKS' FILE NUMBER 2006021200 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND IN THE NORTH RIGHT-OF-WAY LINE OF FARMERS AVENUE AT THE SOUTHEAST CORNER OF SOUTH GEORGIA PLACE UNIT NO. 27 AN ADDITION TO THE CITY OF AMARILLO FILED OF RECORD IN CLERKS' FILE NUMBER 2009022759 OF THE OFFICIAL PUBLIC RECORDS OF RANDALL COUNTY, TEXAS AND MARKING THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT.

THENCE N 00°03'00" W, 28.24 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE SOUTH RIGHT-OF-WAY LINE OF VOYAGER TRAIL AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 00°03'00" W, 50.00 FEET.

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 124.90 FEET WITH A CHORD BEARING AND DISTANCE OF N 18°23'06" E, 94.87 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE EAST RIGHT-OF-WAY LINE OF VOYAGER TRAIL.

THENCE N 00°03'00" W, 1251.76 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE BEGINNING OF A CURVE TO THE LEFT WHOSE CENTER BEARS N 36°55'12" W, 50.00 FEET.

THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 114.84 FEET WITH A CHORD BEARING AND DISTANCE OF N 12°43'06" W, 91.21 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET.

THENCE N 00°03'00" W, 61.01 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°57'00" E, 147.50 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET AT THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 00°03'00" E, 1520.00 FEET TO A 1/2 INCH REBAR WITH CAP STAMPED "HH" SET IN THE NORTH RIGHT-OF-WAY LINE OF FARMERS AVENUE AT THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°57'00" W, 157.50 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF FARMERS AVENUE TO THE PLACE OF BEGINNING.

DEDICATION:

STATE OF TEXAS X
X KNOW ALL MEN BY THESE PRESENT
COUNTY OF RANDALL X

THAT AMARILLO WILLOW GROVE DEVELOPMENT, LTD, ROYCE BARNETT, PRESIDENT, BEING THE OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT HAVE CAUSED ALL OF SAID SUCH LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED AND DESIGNATED AS SOUTH GEORGIA PLACE UNIT NO. 29, AN ADDITION TO THE CITY OF AMARILLO, TEXAS LOCATED IN SECTION 183, BLOCK 2, A. B. & M. SURVEY, RANDALL COUNTY, TEXAS, AND DO DECLARE ALL STREETS, EASEMENTS AND ALLEYS SHOWN UPON SAID PLAT AND MAP ARE DEDICATED AND SAME ARE HEREBY DEDICATED TO THE PUBLIC FOREVER TO BE USED AS STREETS, EASEMENTS AND ALLEYS, UNLESS OTHERWISE NOTED.

EXECUTED THIS 5th DAY OF December 2012.

Roya Barnett
AMARILLO WILLOW GROVE DEVELOPMENT, LTD
ROYCE BARNETT, PRESIDENT
7006 GREENHAVEN
AMARILLO, TEXAS 79110
(806) 678-9573

ATTEST:

STATE OF Texas
COUNTY OF Potter

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROYCE BARNETT, PRESIDENT OF AMARILLO WILLOW GROVE DEVELOPMENT, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF December 2012.

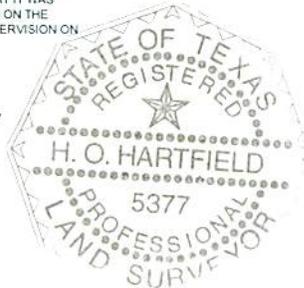
Diane E. Frazer
NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES April 24, 2014

CERTIFICATE:

I DO HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM A PERIMETER SURVEY MONUMENTED ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION ON THE 5TH DAY OF NOVEMBER, 2012.

H.O. Hartfield
H. O. HARTFIELD
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5377



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE 12-17-2012
CHAIRMAN

THOMAS-ISRAEL CONSULTING ENGINEERS
TEXAS REGISTERED ENGINEERING FIRM NO. F-2916
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RANDALL COUNTY, TEXAS
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GRANTEE'S ADDRESS IS:
CITY OF AMARILLO
PO BOX 1971
AMARILLO, TX 79105-1971

ANNEX

THOMAS & ISRAEL ENGINE TAX CERTIFICATE

NO. 91950

Randall County and/or South Randall County Hospital District and/or Canyon Independent School District and/or High Plains Water District No. 1 and/or City of Canyon and/or Noxious Weed District and/or Village of Timbercreek and/or Bushland Independent School District and/or County Education District # 3 and/or County Education District # 20 and/or City of Amarillo and/or Amarillo College and/or Amarillo Hospital District and/or Amarillo Independent School District and/or Boatwright-Trew RD.

P. O. BOX 997
CANYON, TX 79015-0997

PROPERTY OWNER

=====

NAME ..: AMARILLO WILLOW GROVE
ADDRESS: DEVELOPMENT LTD
8115 SANTA FE TRL
AMARILLO TX 79110

PROPERTY DESCRIPTION

=====

SECT 183 A B & M
LOT BLOCK 0002
IRREG TR BEG APPRX 1960FT
E & 50FT N OR SW COR
OF SECT

PROPERTY ACCOUNT NUMBER: R 200 1830 2720.0 TAXES FOR 2012 ARE \$ 5,486.79
Acres: 25.2100 Randall County Market Value: 252,100
2012 Taxes WITHOUT Exemptions \$ 5,486.79

This is to certify that, after a careful check of the tax records of this office, the following current and/or delinquent taxes, penalties and interest are due on the described property for the following taxing unit(s);

Table with columns: TAX YEAR(S), TAXING UNIT, TAXES, PENALTIES & INTEREST. Total Taxes Due \$.00

***** ROLLBACK TAXES MAY APPLY TO THIS PROPERTY *****

SHARON HOLLINGSWORTH
TAX ASSESSOR/COLLECTOR

CERTIFIED THRU TAX YEAR 2012

Handwritten signature of Christina Murray
DEPUTY

12/19/2012
DATE OF TAX CERTIFICATE

FEE PAID \$ 10.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Renee Calhoun

2012023758

12/27/2012 02:25 PM

Fee: 83.00

Renee Calhoun, County Clerk

Randall County, Texas

PLAT

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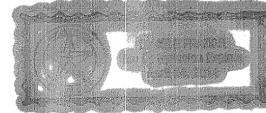
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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th DAY OF December 2012.

Diane E. Rezin
NOTARY PUBLIC IN AND FOR THE
STATE OF Texas

MY COMMISSION EXPIRES: April 24, 2014



APPROVAL:

APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF AMARILLO, TEXAS

DATE: 12-17-2017
CHAIRMAN

SOUTH GEORGIA PLACE
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